

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A CHARMING SPACIOUS DETACHED PERIOD PROPERTY OFFERING VERY WELL PRESENTED FOUR BEDROOMED ACCOMMODATION (PLUS TWO ATTIC BEDROOMS) SET IN A GARDEN EXTENDING TO APPROXIMATELY A THIRD OF AN ACRE IN A SUPERB LOCATION ON COLWALL GREEN WITH VIEWS TOWARDS THE MALVERN HILLS. EPC D

VIEWING HIGHLY RECOMMENDED

Provident Villa – Guide Price £720,000

Walwyn Road, Colwall Green, Malvern, WR13 6ED



Provident Villa

Location & Description

The popular and sought after village of Colwall offers a good range of local facilities including shops, schools, doctors surgery, churches, public houses and a mainline railway station with services to Hereford, Worcester, Birmingham New Street, Oxford and London Paddington. The town of Ledbury is approximately 4 miles and Great Malvern approximately 3.5 miles, both of which offer a wide range of local facilities and amenities and are easily accessible by road, rail or bus.

The property comprises with approximate dimensions:

Property Description

An individual detached period property set in a delightful garden in a superb location on Colwall Green enjoying views towards the Malvern Hills.

Provident Villa is a charming detached property offering very well presented accommodation and set over three floors. The spacious centrally heated and double glazed accommodation briefly comprises on the ground floor an entrance hall, cloakroom, study, sitting room with doors opening into a spacious garden room with lovely views over the garden, kitchen with dining area, utility room and a cosy snug. On the first floor is a spacious landing leading to the master bedroom with en-suite shower room, three further bedrooms, and a family bathroom. A staircase leads to the second floor and two good sized attic bedrooms with eaves storage.

The delightful garden to the rear, extending to approximately a third of an acre, enjoys lovely views to the Malvern Hills and the Herefordshire Beacon. The garden is fully enclosed with a fenced orchard and a lovely selection of fruit trees. There is off road car parking and an attached garage.

The agent highly recommends an early inspection to appreciate all that this delightful property has to offer.

Accommodation with approximate dimensions as follows:

Entrance Hall

UPVC double glazed entrance door with glazed panels. Double glazed window to front. Radiator. Stairs with wooden balustrade to first floor with understairs cloaks cupboard. Tiled flooring. Doors opening to:

Cloakroom

Comprising WC, vanity unit with inset wash hand basin and tiled splash back. Extractor fan.

Sitting Room 5.37m (17ft 4in) x 3.38m (10ft 11in)

With double glazed window to rear and French doors opening to the garden room. Fireplace with tiled hearth and oak mantle over. Radiator. TV point.

Garden Room 4.16m (13ft 5in) x 3.69m (11ft 11in)

A light and airy room with windows overlooking the garden and French doors opening onto the garden. Fitted with a Guardian warm roof allowing year round living. Two radiators. Ceiling downlighters.

Dining Room 3.20m (10ft 4in) x 2.79m (9ft)

With double glazed window to front. Radiator. Open to:

Kitchen 5.40m (17ft 5in) x 3.44m (11ft 1in)

Re-fitted with an extensive range of cream units comprising a wide range of base units with pull out storage, and drawers all with wood effect work surfaces over. One and a half bowl sink unit with cupboards under. Tall larder cupboards. Wall cupboards. Island unit with wood effect work surface, and cupboards under. Tiled floor. Electric range cooker with induction hob, 2 ovens and warming drawer with extractor hood over. Plumbing for dishwasher, space for larder fridge. Double glazed door to the garden and two windows overlooking the garden. Open to:

Utility Room 2.71m (8ft 9in) x 2.22m (7ft 2in)

With double glazed window to rear. Wall mounted gas central heating boiler. Sink unit with cupboards under. Plumbing for washing machine and space for tumble dryer. Tall storage cupboard. Door to cloaks cupboard with window to side.

Snug 3.33m (10ft 9in) x 2.82m (9ft 1in)

With double glazed windows to front and side. Radiator. TV point.

Study 2.76m (8ft 11in) x 2.48m (8ft)

With double glazed windows to front and side. Radiator. Fitted shelving.





Landing

Generous landing with double glazed window to front and views across Colwall Green to the Malvern Hills. Two radiators. Stairs to the second floor with understairs storage area. Linen cupboard.

Master Bedroom 4.44m (14ft 4in) x 3.33m (10ft 9in)

Windows with views across the garden and to the Malvern Hills. Radiator. Door to:

En Suite Shower Room

Fitted with a white suite comprising fully tiled shower cubicle with fixed glazed screen. WC and wash hand basin with mirror and shaver point over. Chrome towel ladder radiator. Radiator. Tiled floor. Obscured glazed window to front.

Bedroom 2 3.46m (11ft 2in) x 3.41m (11ft) maximum

Double glazed window to rear with views across the garden. Built in wardrobe. Radiator.

Bedroom 3 3.49m (11ft 3in) x 3.38m (10ft 11in)

Double glazed window to rear with views across the garden. Radiator

Bedroom 4 3.41m (11ft) x 2.79m (9ft)

Double glazed window to the side of the property. Radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and glazed screen. WC and wash hand basin with mirror and shaverpoint. Chrome ladder radiator. Radiator. Tiled walls and Travertine flooring. Velux window. Extractor fan.

Attic Bedroom 1 3.46m (11ft 2in) x 3.25m (10ft 6in)

Velux window with far reaching views. Sloping ceiling. Radiator.

Attic Bedroom 2 3.49m (11ft 3in) x 2.92m (9ft 5in) plus eaves storage space

Velux window with views. Radiator. Sloping ceiling. Door to eaves storage.

Outside

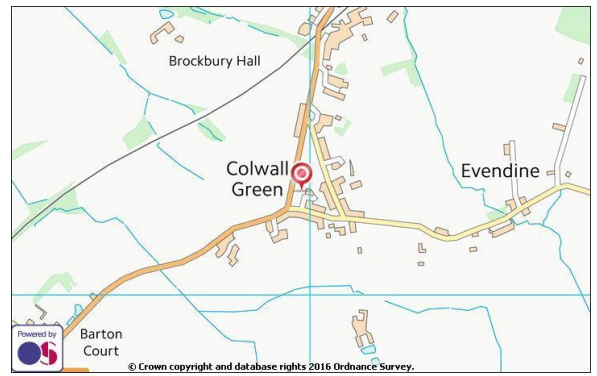
Access to the house is via a right of way across Colwall Green. To the front of the property is a gravelled parking area which leads to an attached GARAGE with wooden doors 20'6 x 9' window to rear and personal door to the rear garden. To the side of the garage are double wooden gates opening to an additional secure parking area for a caravan/ motorhome.

The delightful rear garden is one of the many lovely features of this property and is fully enclosed with lovely views to the Hereford Beacon. Immediately to the rear of the house is a stone patio a superb place to sit and enjoy the lovely garden. There is also a open sided garden room with tiled roof and brick pillars. Beyond the patio is a lawn bordered by colourful and prolifically planted flowerbeds. Stepping stones across the lawn lead you through trellis fencing towards the rear of the garden to an orchard with apple, pear, plum, damson and cherry trees. For the keen gardener there are three vegetable beds and a soft fruit area along with a greenhouse. Two timber Garden sheds and a brick built garden store. OUTSIDE TAP.



Directions

From the agents Colwall office turn right through the village and across the railway bridge. Cross Colwall Green and towards the end Provident Villa will be found on the green on the left hand side.



Services

We have been advised that mains electricity, water, gas and drainage are connected to the property. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised subject to legal verification that the property is freehold.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel. 01531 634648).

Council Tax

COUNCIL TAX BANDE

(This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation).

EPC

The EPC rating for this property is D (68).



TOTAL FLOOR AREA: 2372 sq.ft. (220.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro C2024

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

